

Rich-Truman House
320 Delancey Street
Philadelphia
Philadelphia County
Pennsylvania

HABS No. PA-1074

HABS
PA
51-PHILA
261-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
Reduced Copies of Measured Drawings

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia 6, Pennsylvania

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. PA-1074

RICH-TRUMAN HOUSE

HABS
PA
51-PHILA
261-

Address: 320 Delancey Street, Philadelphia, Philadelphia
County, Pennsylvania.

Present Owner
and Occupant: William H. Fox

Present Use: Residence.

Brief Statement
of Significance: Erected in the fall of 1771 by John Rich, plasterer,
the house is a fine example of one of a pair of
small, Philadelphia row houses of the late 18th
century. It is located on the site originally
occupied by the city's Alms House. Richard Truman,
cabinet maker, purchased the house in 1774.

PART I. HISTORICAL INFORMATION

Physical History

A. Original and subsequent owners: The following is from the
chain of title:

320 Delancey Street (old number 100).

n. erected by 1772 (See part I-D shown below).

GRANTOR

11/6/1771 Corporation of Contributors to the
Relief and Employment of the Poor in
the City of Phila.

GRANTEE

John Rich, Plaisterer
for 19 pounds 4
shillings

a lot sit N s Pine St. 160'

E from 4th St.

Front: 36'

Depth 160' to Union St. (later called
Delancey)

(D15 486)

8/19/1774 John Rich, plaisterer

the westernmost of 2 brick
messuages that John Rich "hath
since erected" on the front part
of the lot on Union St. i.e. 320
Delancey

Front: 19'

Depth: 160'

Richard Truman,
cabinet maker
for 300 pounds

(D 2 39)

12-23-1778	Richard Truman, cabinet maker above 2 story brick messuage	<u>Joseph Crukshank</u> , printer for 1,000 pounds (D 2 92)
8/4/1780	Joseph Crukshank, printer Mary h/w	<u>James Moyes</u> , sail maker for 250 pounds (D 4 249)
James Moyes made his LW&T, making his wife Mary his executor and leaving her the above prems.* (1833 #152 Will Book 11 44)		
Mary Moyes, widow of James Moyes, made her LW&T leaving the above prems in trust for use of her niece Mary Moyes Moore.* (1850 #99 Will Book 24 273)		
George Washington Moore made his LW&T leaving his es- tate to his wife Anna Virginia Moore.* (1884 #1101 Will Book 118 140)		
5/11/1904	Charles F. Van Horn George Moore Graham exs of LW&T of Anna Virginia Moore	<u>Jennie Graham*</u> wife of Wm. H.
8/24/1905	William H. Graham Jennie h/w	<u>Henry Gauler*</u>
9/4/1914	John Keller et al Henry Gauler by will to May Gauler by descent to above grantors.	<u>Samuel Camitta*</u>
8/9/1923	Samuel Camitta Dora h/w	<u>Emery C. Jones*</u> <u>Gertrude Elizabeth</u> h/w
12/17/1946	Emery C. Jones Bertha h/w	<u>Esther W. Cherry*</u>
12/17/1946	Esther W. Cherry	<u>Mendel Feinstein*</u> <u>Ruth</u> h/w
12/17/1957	Mendel Feinstein Ruth h/w	<u>Mendel Feinstein*</u> <u>Ruth</u> h/w
11/2/1959	Mendel Feinstein Ruth h/w	<u>Stephanie Corporation*</u>

6/5/62

To

Wm. H. Fox

* Information obtained from records of transfer, Registry Unit, Department of Records, plan 3 3 6, lot 109.

William H. Fox, who purchased the property on June 5, 1962, is a professor of Political Science at the University of Pennsylvania.

B. Date of erection: Front portion - 1771.

C. Builder: John Rich.

D. Original plans, construction, etc.: No drawings are known, but the insurance survey for policy #1588 of the Philadelphia Contributionship, dated January 4, 1772, describes the building as follows:

Survey'd Jan'y 4th 1772

Two houses adjoining each other belonging to John Rich Situate on the South side of Union Street between 3d and 4th Streets - Each 18 by 18 feet 2 storys high - 9 inch walls - Chimney Brest surbase & Skirting in each Storys Garots plaster'd-painted - new. The kitchens each 20 by 11-1/2 feet one story high - 9 inch walls Roof pretty old.

Gun'g Bedford

House 1 100)
) - 1 125 @ 22/6 %
Kitchen 1 25)

320 Delancey Street

P.C. 1588

It is inferred from this survey and from the **chain** of title which states that John Rich purchased the property on November 6, 1771, that the front portion of the dwelling was erected in the latter part of 1771, and that the one story back building (referred to in the above survey as the kitchen) was in existence prior to 1771. The exact date of the rear section cannot be documented, but the reference to the "pretty old roof" would imply that it was at least 20 years old.

E. Notes on Alterations and Additions: The only other known insurance survey was made on October 17, 1853 for the Mutual Assurance Policy #6378, which reads as follows:

Mutual Assurance Policy #6378

320 Delancey

Survey of Mary Moyes Moore Two Story Brick house, Situate No. 100, on the South side of Union, between Third & Fourth Streets, Front 19 feet, including a 2 feet 6 inch

Alley, Depth 18 feet, First Story in One Room, paneled Breast, plain Mantle, surbase, washboards, closets & windows cased, wood Cornice, over the Breast & Closets, A Small Box Entry, with a paneled door, Square head front door. Scartling [sic] door frame & square transom Sash, glass 8x10 in. Single hung, Second Story, in Two Rooms, 1 with paneled Breast, Surbase, washboards, Closets & windows cased, wood Cornice, over the Breast & Closets, glass all 8x10 in. single hung, a Garret in one Room, washboards, & plaistered, Roof. Cedar Shingled, Trap door, Pin gutters & Conductors, wood Cornices, In front, is 1 square head dormer window 9 lights, glass 8x10 in single hung, 2 flights Common winding Stairs, 1 flight with plain handrail, to the wall, Kitchen 12 feet by 20 feet 6 inches, Two Stories high, - First Story plain Mantle, surbase, washboards, Closet & windows cased, - Second Story in one Room, surbase, washboards, & windows cased All the glass in this building 8x10 in. Singlehung, Roof, Cedar Shingled wood Spout & Conductor, floors heart pine boards, party walls 9 inches Board partitions, East a Similar Two Story Brickhouse, West a Three Story Brick house,

Octb. 17th 1853

(signed) Philip Justus

Since no reference was made to a second floor of the back building in the survey of 1772, it is apparent that the second story, referred to in the later survey, was added between 1772 and 1853.

It is not certain whether or not the small box entry on the first floor or the board partition running east and west and dividing the front portion of the second floor in two parts were original. The smaller room is presently used as a bathroom. The rest of the house has remained generally intact with most of the original paneling and wood trim in good condition.

- F. Important Old Views: Photograph looking east on Delancey Street between 4th and 3rd Streets. Negative at the Philadelphia Historical Commission.
- G. Sources of Information: Chain of title and insurance surveys obtained through the courtesy of the Philadelphia Historical Commission.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: A fine example of one of a pair of small similar Philadelphia row houses of the late 18th century. Some of the original interior fabric was removed during the extensive remodeling in 1962.
2. Condition of fabric: Generally good.

B. Technical Description of Exterior

1. Over-all dimensions: Front portion: 18'-11" (width) x 17'-9 3/4" (depth). Back building: 12'-5 1/2" (width) x 20'-3" (depth).
2. Foundations: Rubble stone.
3. Wall construction: Red brick (Flemish bond), 9" thick for all exposed walls. Thickness of party walls was not determined.
4. Porches, stoops, bulkheads: No evidence of existence of porch or stoop. Bulkheads: Front--the stone cheeks and wooden lean-to doors of original cellar entrance are missing and opening is bricked in to form a window. Small original window remains, although wooden lean-to covering is missing.
5. Chimneys: One red brick chimney on east wall of front section and one in southeast corner of back building.
6. Openings:
 - a. Doorways and doors: No original doors remain.
 - (1) Front doorway--simple molded plank frame with four-light, fixed sash above.
 - (2) Alley doorway--plain board frame.
 - (3) Rear doorway in west wall of back building is simple, molded plank frame.
 - b. Windows and shutters: With the exception of the dormer all windows are flush, single hung, with top sash fixed and bottom sash movable. With the exception of the first floor front, all shutters are missing, with pintles or evidence thereof remaining.

- (1) First floor front: twelve-over-twelve lights.
First Floor--west wall of back building.
- (2) Second floor front: six-over-six lights.
Second floor--west and south walls of
back building.
- (3) First and second floors--south wall of front
section: nine-over-nine lights.
First floor--south wall of backbuilding.
- (4) Dormer window--three-over-six lights--top sash
fixed, bottom sash operable but not hung.

7. Roof:

- a. Shape, covering: Front portion--gable roof,
slope to Delancey Street. Tar paper covering
over wood shingles. Back building: Shed roof--
tar paper covering over wood shingles.
- b. Cornice: Front and rear of main section--original
wood cornice remains in place.
- c. Dormer: One, gabled dormer in attic on north side
of main gable; simple cyma recta rake and eave
mold. Three-over-six light sash--top fixed and
bottom operable but not hung. Original random
width, tongue and groove siding remains.

C. Technical Description of Interior

1. Floor Plans:

- a. Basement: One room (16'4" x 18'0") with closed
winder stair to first floor in southeast corner.
Brick arches along west wall to support alleyway
above. Stone chimney foundation on east wall.
- b. First floor: One room (16'5 3/4" x 13'-1 1/2") in
front section with fireplace on east wall and front
door in west end of north wall. Closed winder
stairway to second floor and basement is in south-
east corner and doorway leading to rear section
is in the south wall. One room (19'-6" x 11'-4")
in rear section (floor level 4-1/2" below that of
front section) with evidence of fireplace in the
southeast corner and with an exterior door in
the west wall.
- c. Second floor: Two rooms in front section (10'9"
x 16'-3 1/2") and (5'-6 3/4" x 9'-10 1/2") sep-
arated by a 2" board partition with fireplace in

the east wall of the larger room. Closed winder stairway to first floor and attic is in the southeast corner of the front section and is separated from the smaller room by a narrow (2'-8") hallway leading to the rear section. One room (19'-6" x 11'-4") in the rear section with floor level 7-1/2" below that of the front section and chimney breast in southeast corner.

- d. Attic: One room over front section (18'-4" x 16'-6", i.e. dimensions at floor level) with winder stairway in southeast corner and chimney breast on east wall. Dormer window is on north side.
2. Stairway: Closed winder stairway to all floors is in southeast corner of the front section.
3. Flooring: Random-width pine flooring throughout.
4. Wall and ceiling finish: With the exception of the attic and the 2" board partition on the second floor of the front section, all walls and plaster directly applied to the brick. In the attic, plaster is applied to hand-split lath and the wall surface follows the roof slope. Ceiling are plaster applied to hand-split lath. Attic ceiling follows the line of the collar beams.
5. Doorways and doors: One doorway exists between the front and back sections on both the first and second floors. The doors in the closed, winder stair at the first and second floor levels, and the door from the hallway to the smaller room in the front section, are thought to be original.
6. Trim: Original 18th century paneling and trim remains in the front section (and on the first floor of the back building). Chimney breasts on first and second floors are paneled with cornice above, and chair rail and baseboard run around remainder of the rooms. The trim on the second floor of the back section is earlier 19th century.
7. Hardware: No original hardware remains. Majority of existing hardware is 19th century.
8. Lighting: Modern electric fixtures.
9. Heating: Front section: Fireplaces on east wall of first and second floors. Rear Section: Fireplace in the southeast corner of the first floor.

D. Site

1. Orientation: The house is situated on the south side of Delaney Street, a quiet residential street with late-18th and early-19th century dwellings of two and three stories, and faces a small contemporary city park.
2. Enclosures: Two-story **similar** dwelling on east side and three-story dwelling on west side.
3. Landscaping: Small informal garden at the rear of the property.

E. Current Status. The present owner, William H. Fox, adapted the structure, in 1932, for contemporary living. The architect for the renovation was Joseph Brissman and the contractors were H. Pierre Salle and Joseph Ottaviano. Although all of the original plaster was removed and the walls and ceilings furred out to receive new metal lath and plaster, much of the original paneling and wood trim remains in the front and the general character of the original dwelling has been maintained.

Prepared by John Milner
National Park Service
January 1963.